



**THE CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT**

Date Of Notice: **July 15, 2002**

**PUBLIC NOTICE OF A
PROPOSED NEGATIVE DECLARATION
Job Order Number 6065**

A draft Negative Declaration has been prepared by the City of San Diego Land Development Review Division for the project listed below. Written comments regarding the adequacy of this Draft Negative Declaration must be received by the Land Development Review Division at the address below by **August 3, 2002**. A final environmental report incorporating public input will then be prepared for consideration by decision-making authorities.

SUBJECT: **Moriarty Residence:** COASTAL DEVELOPMENT PERMIT (CDP), NEIGHBORHOOD DEVELOPMENT PERMIT (NDP), and VARIANCES. The CDP and NDP would allow the removal of an existing single-story residence and garage, construction of a new three-story single-family residence, and remodel of an existing single-family home on two contiguous 3,500 square foot lots. The variances would allow the proposed structure to encroach into the side and rear yard setbacks. The property is located on Lots 12 and 13 in Block 37, Ocean Beach, Map 279 at 4748 and 4750 Coronado Avenue (APN 448-372-0700) in the RM-1-1 zone of the Ocean Beach Community Plan, Coastal Overlay Zone (Nonappealable Area), Coastal Height Limit Overlay Zone, Airport Environs Overlay Zone. Council District 2. Applicant: Scott Thomas.

LDR No. 41-0912 (PTS 1632)

COMMUNITY PLAN AREA: Ocean Beach

COUNCIL DISTRICT: 2 (Wear)

This recommended finding that the project will not have a significant effect on the environment is based on the draft Negative Declaration and an Environmental Initial Study conducted by the City. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the office of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA 92101.

To request the draft Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at (619) 446-5460 immediately to ensure availability. This information is also available in alternative formats for persons with disabilities. To request this notice in alternative format, call (619) 446-5446 or (800) 735-2929 (TEXT TELEPHONE). For environmental review information, contact Cory Wilkinson at (619) 446-5182. This notice was/will be published in the SAN DIEGO DAILY TRANSCRIPT and distributed on **July 15, 2002**.

Lawrence C. Monserrate, Environmental Review Manager
Development Services Department